

# **PLANNING APPLICATION FILING FEE SCHEDULE Effective August 13, 2007**

(Applicability of fees charged in this document shall be determined conclusively by the Director of Planning, Building and Code Enforcement. The Director is not authorized to waive fees.)

This fee schedule has been divided into five sections:

1. Planning Development Applications
2. Department of Transportation Fees
3. Public Works, Planning Review Fees
4. Fire Department, Planning Review Fees
5. Public Information Services

Checks returned for insufficient funds (NSF) may result in a \$39 NSF fee by Treasury.

## **PLANNING FEE PAYMENT AND REFUND POLICIES**

**FEES ARE SET ANNUALLY BY A CITY COUNCIL RESOLUTION, AND CANNOT BE WAIVED OR SUSPENDED WITHOUT AN ACTION BY THE FULL COUNCIL.**

**ANY QUESTIONS CONCERNING THE APPLICABILITY OF FEES SHALL BE CONCLUSIVELY DETERMINED BY THE DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT.**

### **PARTIAL PAYMENT**

Full payment of fees is required for a complete application. Because some fees, such as the Public Noticing Fee, are not calculated until the application appointment, customers who bring in pre-written checks are encouraged to also bring a credit card or an additional blank check to ensure payment of the correct fee amount.

Department policy requires full payment of fees at the time of application submittal. For the convenience of customers who arrive with pre-written checks that do not cover the complete cost of the application, staff will accept the application subject to the following conditions:

- No work will begin on staff review of the application until all fees are paid in full.
- If full payment of fees is not received within 14 calendar days of application submittal, the application will be considered void and staff will initiate a refund of all funds received minus the record retention fee. At this point, a new application and full payment of fees will be required to proceed with a project.

### **FEE REFUNDS**

An applicant who requests, in writing, that their application be withdrawn, may request a refund of fees paid, subject to the following conditions:

- A written claim for refund must be received by the Department within 30 days of the request for withdrawal of the development application.\*
- The original receipt must accompany the written refund claim.
- Refunds are paid to the party named on the payment receipt.
- The amount of the refund will be determined by the percentage of work already completed.
- No refunds will be issued for applications deemed inactive for more than 6 months.
- Record Retention fees are included in each individual fee cost and that portion is not refundable.

\*General Plan amendment applications have specific deadlines for withdrawal requests. Fees will be not refunded if requests for withdrawal of proposed amendments are received after these dates. Please see "Instructions for Filing a General Plan Amendment" for these deadlines.

### **NOTE:**

If staff error causes the inappropriate or unnecessary filing of an application and payment of fees, 100% of all filing fees, including Record Retention fees, shall be refunded upon request and with the concurrence of Department management.

## Table of Contents

### SECTION I. PLANNING DEVELOPMENT APPLICATIONS

<b>ADJUSTMENTS</b>	1
Administrative Permit	1
Annexations	1
Appeal/Protest	2
Billboard	2
Board Permits	2
Certificate of Compliance ( <i>see Tentative Maps section</i> )	19
<b>CONDITIONAL USE PERMIT</b>	3
Determination of Public Convenience or Necessity (formerly Liquor License Exemption Permit)	4
Development Agreements	4
Development Exception/Development Variance	5
<b>ENVIRONMENTAL REVIEW</b>	5
<b>GENERAL PLAN AMENDMENT</b>	8
Historic Preservation Permit	8
Lot Line Adjustment ( <i>see Tentative Maps section</i> )	19
Lot Line Correction ( <i>see Tentative Maps section</i> )	19
Permit Violations	8
<b>PLANNED DEVELOPMENT (PD) PERMITS – Non-Residential</b>	9
<b>PLANNED DEVELOPMENT (PD) PERMITS – Residential</b>	11
<b>PLANNED DEVELOPMENT (PD) ZONING – Non-Residential</b>	12
<b>PLANNED DEVELOPMENT (PD) ZONING – Residential</b>	14
<b>PRELIMINARY REVIEW</b>	15
<b>PUBLIC NOTICING</b>	15
Reasonable Accommodation	16

REZONING OR PREZONING .....	16
Security Trailer Permit .....	16
Sidewalk Café Permit .....	16
Single Family House Permit .....	16
SITE DEVELOPMENT PERMIT .....	17
Special Use Permit .....	18
Street Renaming .....	18
Street Vacation Planning Review .....	18
TENTATIVE MAPS .....	18
TREE REMOVAL .....	19
Williamson Act .....	19

## SECTION II. DEPARTMENT OF TRANSPORTATION

DEPARTMENT OF TRANSPORTATION Fee for Review of General Plan Amendment TRANPLAN Model Analysis Fees .....	1
Geometric Plan Review Fees .....	2

## SECTION III. PUBLIC WORKS

PUBLIC WORKS, PLANNING REVIEW FEES .....	1
--	---

## SECTION IV. FIRE DEPARTMENT

FIRE PREVENTION, PLANNING REVIEW FEES .....	1
---	---

## SECTION V. PUBLIC INFORMATION SERVICES

PUBLIC INFORMATION SERVICES FEE SCHEDULE	
Copy Request .....	1
Maps .....	1
Publications List .....	1
Research Services .....	2
Verification Letters .....	2

<b>General Plan Update Fee</b> <sup>GP</sup> – On applications with a “GP” footnote, an additional fee of one & one-quarter percent (1 1/4 %) will be assessed to the total application fee.	1 1/4% of total application fee
<b>Planning Divisions’ Hourly Rate</b> <sup>GP</sup> – for Planning Services without a Designated Fee or where there is significant staff work required beyond the scope of what an established fee pays for.	\$144 per hour

**The following applications have been organized in alphabetical order.**

<b>ADJUSTMENT</b> <sup>GP</sup>	
<b>Adjustment</b> to a PD Permit, Site Development Permit, Conditional Use Permit, and Special Use Permit (can include signs, minor site and building modifications, removal of non-ordinance sized, dead trees for multiple family, commercial and industrial, Tract Sales Office, Construction Yard and other uses)	\$288
<b>Consultation for Permit/Sign Adjustment before filing application</b> <sup>GP</sup>	\$144 per hour
<b>Major Adjustment</b> <sup>GP</sup>	\$693
<b>Multiple Adjustment</b> <sup>GP</sup> (2 or more adjustments to be processed simultaneously)	\$576 each after 1 <sup>st</sup> adjustment
<b>Sign Adjustment</b> <sup>GP</sup> Public Benefit Gateway Signs Surcharge for multiple sign review	\$288 \$693 \$36 for each additional sign after 1 <sup>st</sup> sign

<b>Administrative Permit</b> <sup>GP</sup> <b>Recycling</b> <sup>GP</sup> (Reverse Vending Machine and Small Facility)	\$792 \$0
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<b>Annexations</b> <sup>GP</sup> 0 - 1 acre over 1 – 2 acres over 2 – 3 acres over 3 – less than 5 acres over 5 acres	\$4,401 \$7,560 \$9,468 \$11,376 \$13,032
<b>County Surveyor’s Fee</b> for certifying the Annexation Map and Legal Description	\$2,000
<b>Annexations – Outside Agency Fees</b> LAFCO fees for City Conducted Annexations  <b>plus</b> State Board of Equalization (SBE) fees:  <b>Single Area Transactions</b> (Acreage per Single Area) Less than 1 acre 1.00 – 5.99 acres 6.00 – 10.99 acres 11.00 – 20.99 acres 21.00 – 50.99 acres 51.00 – 100.99 acres 101.00 – 500.99 acres 501.00 – 1,000.99 acres 1,001.00 – 2,000.99 acres 2001.00 and above	\$959 plus  SBE*  \$300 \$350 \$500 \$800 \$1,200 \$1,500 \$2,000 \$2,500 \$3,000 \$3,500

\* This fee is determined at the end of the annexation process and is based on acreage of the site.

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

<b>Appeal<sup>GP</sup></b> of any permit	\$100
Appeal or Protest by applicant	\$2,232
Appeal of Historic Preservation Permit	\$50

<b>Billboard</b>	
Height Alteration Agreement Review Fee	\$4,968

<b>Board Permits<sup>GP</sup></b>	
• Extraordinary Board	\$425
Renewal	\$100
• Regional Board Permit	\$425
Renewal	\$200
Cash Bond	\$300
• Subdivision Board Permit	\$345
Renewal	\$100
Cash Bond	\$200

Certificate of Compliance (See Tentative Maps section on page 19)
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**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

<b>CONDITIONAL USE PERMIT<sup>GP</sup></b>	
<b>CATEGORIES</b>	<b>FEE</b>
<b>CATEGORY I</b> a. Change of use which does not involve new construction. b. For conversion of a single family detached dwelling to a non-residential use. c. For off-sale (off-site consumption) of alcoholic beverages at liquor store involving no new construction, improvements, or expansion. d. Renewal of a Conditional Use Permit for an existing non-profit establishment that provides free or low-cost meals to needy or homeless persons.	50% of the base fees and per sq. ft. fee listed in Categories II thru VI of existing building sq. ft. \$0
<b>CATEGORY II</b> 0 – 1,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. <sup>1,6</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater.</li> <li>For property within 100 feet of top of the bank of a streambed.</li> </ul>	\$2,090 plus \$1.12 per sq. ft.  \$1,332 \$1,332
<b>CATEGORY III</b> 2,000 – 9,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. <sup>1,6</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater.</li> <li>For property within 100 feet of top of the bank of a streambed.</li> </ul>	\$4,350 for the first 2,000 sq. ft. plus 54¢ per additional sq. ft.  \$2,645 \$2,645
<b>CATEGORY IV</b> 10,000 – 49,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. <sup>1,6</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater.</li> <li>For property within 100 feet of top of the bank of a streambed.</li> </ul>	\$8,800 for the first 10,000 sq. ft. plus 28¢ per additional sq. ft.  \$3,980 \$3,980
<b>CATEGORY V</b> 50,000 – 99,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. <sup>1,6</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater.</li> <li>For property within 100 feet of top of the bank of a streambed.</li> </ul>	\$20,135 for the first 50,000 sq. ft. plus 24¢ per additional sq. ft.  \$4,840 \$4,840
<b>CATEGORY VI</b> 100,000 or more sq. ft. of the change in use or new construction and for improvements and/or expansion. <sup>1,6</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater.</li> <li>For property within 100 feet of top of the bank of a streambed.</li> </ul>	\$32,070 for the first 100,000 sq. ft. plus 12¢ per additional sq. ft.  \$6,400 \$6,400
<b>After Midnight<sup>GP</sup></b> – Additional charge for uses operating between the hours of 12 midnight and 6 a.m.	\$3,065
<b>Amendments/Renewals of a Conditional Use Permit<sup>GP</sup></b>	\$2,100
<b>Application Processing Time Extension<sup>GP</sup></b>	Additional 10% of application fee

*Fees continued on the next page*

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

<b>CONDITIONAL USE PERMIT<sup>GP</sup> continued</b>	
<b>Community Meeting<sup>GP</sup></b>	\$720 per meeting after 1 <sup>st</sup> meeting
<b>Conditional Use Permit for off-site parking, alternating or shared<sup>GP</sup></b>	\$2,100
<b>Conversion of a Single Family Dwelling to Day Care/Nursery School<sup>GP</sup></b>	\$2,100
<b>Conversion to Condominiums<sup>GP</sup></b> –For conversion of residential units to a condominium	\$9,545 plus \$190 per unit
<b>Drive-Through<sup>GP</sup></b> – Additional charge for drive-through uses	\$3,065
<b>Hazardous Waste<sup>GP</sup></b> – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990.	\$11,900
<b>Mobilehome Conversions<sup>GP</sup></b> - Additional charge for mobilehome park conversion to another use.	\$6,630
Petition for Exemption from <b>Mobilehome Conversion</b> Permit requirement <sup>GP</sup>	\$800
<b>Mobilehome Park<sup>GP</sup></b> – For conversion of mobilehome park to ownership	\$6,630
<b>Monopole Review<sup>GP</sup></b>	\$2,736
<b>Outdoor Areas<sup>GP</sup></b> – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) plus 50% of the square footage charge for the entire site area. <b>Outdoor use charge does not apply to any application for amendment to an existing permit.</b>	50% of the square footage charge for the entire site up to an additional \$8,290
<b>Parking Structure Review Fee</b>	\$18,612
<b>Permit Phasing Surcharge<sup>GP</sup></b>	Additional 50% of fee
<b>Residential Care/Service Facility<sup>GP</sup></b>	\$0
<b>Supplemental Review Cycle<sup>GP</sup></b>	\$1,008
<b>NOTES:</b> <sup>1</sup> There shall be an additional charge of \$11,900 for a Hazardous Waste Treatment Storage or Disposal Facility subject to Health and Safety Code §25200.2(b) (Tanner Legislation) <sup>6</sup> Square foot calculation applied to parking structures.	
<b>Determination of Public Convenience or Necessity<sup>GP</sup></b> (formerly Liquor License Exemption Permit)	\$1,188
<b>Development Agreements<sup>GP</sup></b>	\$11,034
Amendments to Development Agreements	\$5,580
Annual Monitoring	\$684

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

<b>Development Exception</b> <sup>GP</sup>	\$1,476
<b>Development Variance</b> <sup>GP</sup>	\$1,476
Sign Variance <sup>GP</sup>	\$1,584
Fence Variance <sup>GP</sup>	\$612
<b>Supplemental Review Cycle</b> <sup>GP</sup>	\$1,008
<b>Application Processing Time Extension</b> <sup>GP</sup>	Additional 10% of application fee
<b>Community Meeting</b> <sup>GP</sup>	\$720 per meeting after 1 <sup>st</sup> meeting

<b>ENVIRONMENTAL REVIEW</b>	
<b>Exemption – Electronic</b> <ul style="list-style-type: none"> <li>• Administrative Permits other than generators</li> <li>• Development Exceptions for single-family detached residential</li> <li>• Fence and Sign Variance</li> <li>• Determination of Public Convenience or Necessity</li> <li>• Lot Line Adjustments</li> <li>• Security Trailer Permit</li> <li>• Sidewalk Café Permit</li> <li>• Single Family House Permits</li> </ul>	\$175
<b>Exemption</b>	\$350
<b>Exemption for an Historic Preservation Permit</b> <sup>2</sup>	\$0
<b>Environmental Clearance</b> <sup>1</sup> – a project including the preparation of the Negative Declaration	\$700 plus \$175 per hour
<b>Environmental Clearance</b> – Preparation of an Initial Study by the Planning Divisions	\$525 plus \$175 per hour after the first 3 hours
<b>Environmental Clearance</b> for a mixed-use General Plan Amendment	\$700 plus \$175 per hour
<b>Environmental Clearance</b> for a church to provide temporary shelter for homeless persons.	\$5
<b>Environmental Clearance</b> filed with a Conditional Use Permit renewal for an existing non-profit establishment that provides free or low cost meals to needy or homeless persons	\$0
<b>Mitigation Monitoring Fee for Negative Declaration</b>	\$525
<b>EIR Preliminary Review</b>	\$1,225 base fee plus \$175 per hour
<b>Environmental Impact Report</b>	\$2,975 base fee plus \$175 per hour plus all publishing, noticing and mitigation monitoring cost
<b>Mitigation Monitoring for EIR</b>	\$2,200
<b>Notice of Determination</b> Negative Declaration Pursuant to Public Resources Code Section 21080(C)  Certificate of Exemption and De Minimus Impact Finding Statement Attached	\$1850 (\$1800 State Filing Fee and \$50 County Clerk Fee)  \$50 (County Clerk Required Fee)

*Fees continued on the next page*

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

<b>ENVIRONMENTAL REVIEW <i>continued</i></b>	
<b>Notice of Determination</b> Environmental Impact Report Pursuant to Public Resources Code Section 21152	\$2550 (\$2500 State Filing Fee and \$50 County Clerk Fee)
Certificate of Exemption and De Minimus Impact Finding Statement Attached	\$50 (County Clerk Required Fee)
<b>Appeal</b> of a Negative Declaration or Environmental Impact Report	\$100
<b>Re-use of a Certified EIR</b> a. For a project that is exempt under the provisions of Title 21 of the San Jose Municipal Code (SJMC) and conforming rezonings. b. Projects that are not exemption from provisions of Title 21 of SJMC and without proof of Environmental Clearance dated within 2 years of application submittal.	\$350 base fee plus \$175 per hour  \$2,975 base fee plus \$175 per hour
<b>Deficiency Plan Review</b> – Additional charge for development applications which will cause the level of service (LOS) on a Congestion Management Program roadway facility to fall below the Congestion Management Agency standard of LOS “E”. The fee is to partially reimburse the City for staff costs associated with review and processing of a deficiency plan. The fee will be collected prior to staff review or assistance in the preparation of a deficiency plan. • Base Fee • Each Additional Fee	    \$11,592 \$2,304
<b>Deficiency Plan Re-use</b> – charge for the re-use of an existing deficiency plan. Additions for less than 25,000 square feet to existing buildings are exempt. <sup>1</sup> • Base Fee (25,000 – 50,000 feet) • Additional Fee (each additional 50,000 feet)	  \$684 \$288
<b>Application Processing Time Extension</b>	Additional 10% of application fee
<b>Community Meeting</b>	\$720 per meeting after 1 <sup>st</sup> meeting
<b>Supplemental Review Cycle</b>	\$1,008
<b>NOTES:</b> <sup>1</sup> Renewals of emergency residential shelters and food programs pay no fee. <sup>2</sup> Effective as of October 30, 1992, City Council Resolution No. 64147.	

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

<b>GENERAL PLAN AMENDMENT<sup>GP</sup></b> Requests to amend the General Plan	
<b>Land Use/Transportation Diagram Amendments<sup>GP</sup></b> Applications for Residential Density change – 3 acres or less	\$6,876
All other requests to amend the Land Use/Transportation Diagram of the General Plan	\$12,600 plus \$100 per acre for first 100 acres and \$72 per acre or fraction of an acre thereafter
<b>Plus Additional</b> charges for:	
a. Request on Non-Urban Hillside Property	\$8,532
b. Request for a Flexible Land Use Boundary	\$6,912
c. Request for a Mixed-Use Designation	\$9,360
d. Expansion of Urban Service Area	\$8,532
<b>Expansion of Urban Service Area<sup>GP</sup></b> without application of land use change <b>LAFCO</b> (Local Agency Formation Commission) fee	\$7,992 \$9,968
<b>Urban Growth Boundary (UGB) Modifications<sup>GP</sup></b>	
A. Determination of Minor or Significant UGB Modification Request	\$5,274
B. General Plan Processing for Minor Modification of UGB	\$10,548
C. Significant Modifications of UGB:	
1. Fee for Processing in Comprehensive Update	\$10,584 plus \$108 per acre
2. All extraordinary costs for consultant or staff work to prepare requisite special studies such as analyses of the proposal's impact on City services, or fiscal situation.	To be determined
<b>Text Amendments<sup>GP</sup></b>	
a. General Plan Text Amendment	\$4,464
b. Specific Plan Text Amendment	\$4,464
<b>Reprocessing Deferred General Plan Amendment at Applicant's Requests<sup>GP</sup></b>	
a. No substantial change in application from the initial submittal	50% of the current fees, using original application description to calculate the fees
b. Substantial change in the application from the initial submittal	75% of the current fees, using original application description to calculate the fees
<b>Community Meeting<sup>GP</sup></b>	\$720 per meeting after 1 <sup>st</sup> meeting
<b>Note:</b> Applicant may need to pay environmental review fees. Consult the Environmental Review Team Supervisor.	

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<b>Historic Preservation Permit</b> <sup>GP</sup> Historic District Designation Historic Property Contract Application (Mills Act)	\$1,610
	\$864
	\$1 for each \$1,000 of assessed valuation with a minimum fee of \$684; \$1,728 maximum fee for single-family homes and \$2,916 maximum fee for all other property
<b>Application Processing Time Extension</b> <sup>GP</sup>	Additional 10% of application fee
<b>Historic Preservation Permit Adjustment</b> <sup>GP</sup>	\$180
<b>Historic Preservation Permit Amendment</b> <sup>GP</sup>	\$252
<b>Community Meeting</b> <sup>GP</sup>	\$720 per meeting after 1 <sup>st</sup> meeting

Lot Line Adjustment (See Tentative Maps section on page 19)

Lot Line Correction (See Tentative Maps section on page 19)

<b>Permit Violations</b> • Compliance Review • Order to Show Cause • Notice of Non-Compliance	
	\$720
	\$1,854
	\$684

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

<b>PLANNED DEVELOPMENT (PD) PERMITS<sup>GP</sup></b>	
<b>Non-Residential</b>	
<b>CATEGORIES</b>	<b>FEES</b>
<b>CATEGORY I</b> <b>Existing Use:</b> Up to 10% increase or decrease in use intensity <sup>1</sup> , off-sales of alcoholic beverages, no significant change in use, or in siting of uses and facilities; for property on slopes less than 5% and for property not within 100 ft. of top of the bank of a streambed. <b>New Use:</b> Up to 1,999 square feet of gross floor area. <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater.</li> <li>For property within 100 feet of top of the bank of a streambed.<sup>2</sup></li> </ul>	<p>\$1,800</p> <p>\$1,800</p> <p>\$915</p> <p>\$915</p>
<b>CATEGORY II</b> For 2,000 square feet to 9,999 square feet of gross floor area for property on slopes of less than 5% or for property not within 100 feet of top of the bank of a streambed. <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater.</li> <li>For property within 100 feet of top of the bank of a streambed.<sup>2</sup></li> </ul>	<p>\$1,815 for the first 2000 sq. ft. plus 25¢ for each additional sq. ft.</p> <p>\$1,895</p> <p>\$1,895</p>
<b>CATEGORY III</b> For 10,000 square feet to 49,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater</li> <li>For property within 100 feet of top of the bank of a streambed.<sup>2</sup></li> </ul>	<p>\$3,815 for the first 10,000 sq. ft. plus 17¢ for each additional sq. ft.</p> <p>\$3,255</p> <p>\$3,255</p>
<b>CATEGORY IV</b> For 50,000 square feet to 99,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater.</li> <li>For property within 100 feet of top of the bank of a streambed.<sup>2</sup></li> </ul>	<p>\$10,000 for the first 50,000 sq. ft. plus 12¢ for each additional sq. ft.</p> <p>\$3,560</p> <p>\$3,560</p>
<b>CATEGORY V</b> Over 100,000 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater.</li> <li>For property within 100 feet of top of the bank of a streambed.<sup>2</sup></li> </ul>	<p>\$16,285 for first 100,000 sq. ft. plus 7¢ for each additional sq. ft.</p> <p>\$5,100</p> <p>\$5,100</p>
<b>After Midnight<sup>GP</sup></b> – Additional charge for uses operating between the hours of 12 midnight and 6 a.m.	\$3,065
<b>Application Processing Time Extension<sup>GP</sup></b>	Additional 10% of application fee
<b>Communications Hill Specific Plan</b> – Additional charge for the first PD Permit application filed for each property within the specific plan area which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City for its costs of developing the plan.	\$336 per acre

*Fees continued on the next page*

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

**PLANNED DEVELOPMENT (PD) PERMITS<sup>GP</sup>****Non-Residential continued**

<b>Community Meeting<sup>GP</sup></b>	\$720 per meeting after the 1 <sup>st</sup> meeting
<b>Conversion to Condominiums</b> –For conversion to residential condominium units	\$9,545 plus \$190 per unit
<b>Drive-Through<sup>GP</sup></b> – Additional charge for drive-through uses	\$3,065
<b>Evergreen Specific Plan<sup>GP</sup></b> – Additional charge for the first PD Permit application filed for each property within the specific plan area for parcels which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City and to reimburse private contributors who paid in excess of their share.	\$1,140 per acre
<b>Hazardous Waste<sup>GP</sup></b> – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990	\$11,990
<b>Mobilehome Conversions<sup>GP</sup></b> Additional Planned Development Permit charge for mobilehome park conversion to another use.	\$3,920
<b>Monopole Review<sup>GP</sup></b>	\$2,736
<b>Outdoor Areas<sup>GP</sup></b> – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. <b>Outdoor use charge does not apply to any application for amendment to an existing permit.</b>	50% of the square footage charge for the entire site up to an additional \$8,290
<b>Parking Structure Review Fee</b>	\$18,612
<b>Permit Phasing Surcharge<sup>GP</sup></b>	Additional 50% of fee
Petition for Exemption from <b>Mobilehome Conversion</b> Permit requirement <sup>GP</sup>	\$800
<b>PD Permit Amendments<sup>GP</sup></b>	\$1,710
<b>PD Permit Time Extension Adjustment<sup>GP</sup></b> – for 1 year time extension only	\$288
<b>Supplemental Review Cycle<sup>GP</sup></b>	\$1,008

**NOTE:** <sup>1</sup> Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for structures, site acreage, building coverage of site, building height, and utility requirements.

<sup>2</sup>Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning.

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

<b>PLANNED DEVELOPMENT (PD) PERMITS<sup>GP</sup></b>	
<b>Residential</b>	
<b>CATEGORIES</b>	<b>FEES</b>
<b>CATEGORY I</b> <b>Existing Use:</b> Up to 10% increase or decrease in use intensity <sup>1</sup> , no significant change in use or in siting of uses and facilities; for property on slopes of less than 5%; for property not within 100 feet of top of the bank of a streambed. <sup>6, 8</sup> <b>New Use:</b> Up to two (2) dwelling units <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater</li> <li>For property within 100 feet of top of the bank of a streambed.<sup>2</sup></li> </ul>	<p>\$1,800</p> <p>\$1,880</p> <p>\$1,345</p> <p>\$1,345</p>
<b>CATEGORY II</b> For 3 - 25 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. <sup>6, 8</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater</li> <li>For property within 100 feet of top of the bank of a streambed.<sup>2</sup></li> </ul>	<p>\$1,955 plus \$134 per dwelling unit</p> <p>\$2,680</p> <p>\$2,680</p>
<b>CATEGORY III</b> For 26 – 100 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. <sup>6, 8</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater</li> <li>For property within 100 feet of top of the bank of a streambed.<sup>2</sup></li> </ul>	<p>\$3,930 plus \$60 per dwelling unit</p> <p>\$4,030</p> <p>\$4,030</p>
<b>CATEGORY IV</b> For 101 - 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. <sup>6, 8</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater</li> <li>For property within 100 feet of top of the bank of a streambed.<sup>2</sup></li> </ul>	<p>\$6,050 plus \$43 per dwelling unit</p> <p>\$5,245</p> <p>\$5,245</p>
<b>CATEGORY V</b> For more than 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. <sup>6, 8</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater</li> <li>For property within 100 feet of top of the bank of a streambed.<sup>2</sup></li> </ul>	<p>\$10,585 plus \$34 per dwelling unit</p> <p>\$6,690</p> <p>\$6,690</p>
<b>Application Processing Time Extension<sup>GP</sup></b>	Additional 10% of application fee
<b>Communications Hill Specific Plan<sup>GP</sup></b> – Additional charge for the first PD Permit application filed for each property within the specific plan area which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City for its costs of developing the plan.	\$336 per acre
<b>Community Meeting<sup>GP</sup></b>	\$720 per meeting after the 1 <sup>st</sup> meeting
<b>Conversion to Condominiums<sup>GP</sup></b> –For conversion to residential condominium units	\$9,545 plus \$190 per unit

*Fees continued on the next page*

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

**PLANNED DEVELOPMENT (PD) PERMITS<sup>GP</sup>****Residential continued**

<b>Evergreen Specific Plan<sup>GP</sup></b> – Additional charge for the first PD Permit application filed for each property within the specific plan area for parcels which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City and to reimburse private contributors who paid in excess of their share.	\$1,140 per acre
<b>Mobilehome Conversions<sup>GP</sup></b> Additional Planned Development Permit charge for mobilehome park conversion to another use.	\$3,920
<b>Monopole Review<sup>GP</sup></b>	\$2,736
<b>Outdoor Areas<sup>GP</sup></b> – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. <b>Outdoor use charge does not apply to any application for amendment to an existing permit.</b>	50% of the square footage charge for the entire site up to an additional \$8,290
<b>Parking Structure Review Fee</b>	\$18,612
<b>Permit Phasing Surcharge<sup>GP</sup></b>	Additional 50% of fee
Petition for Exemption from <b>Mobilehome Conversion</b> Permit requirement <sup>GP</sup>	\$800
<b>PD Permit Amendments<sup>GP</sup></b>	\$1,710
<b>PD Permit Time Extension Adjustment<sup>GP</sup></b>	\$288
<b>Supplemental Review Cycle<sup>GP</sup></b>	\$1,008

**NOTE:** <sup>1</sup> Use intensity includes dwelling units for residential uses, square footage for non-residential uses, site acreage, building coverage of site, building height, and utility requirements.

**PLANNED DEVELOPMENT (PD) ZONING<sup>GP</sup>****Non-Residential**

CATEGORIES	FEES
<b>CATEGORY I</b>	
<b>Existing Use:</b> Up to 10% increase or decrease in use intensity <sup>1</sup> , off-sale of alcoholic beverages, no significant change in use, or in siting of uses and facilities, for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	\$4,575
<b>New Use:</b> Up to 1,999 square feet of gross floor area.	\$4,575
<b>Additional charges:</b>	
• For property on slopes of 5% or greater	\$1,340
• For property within 100 feet of top of the bank of a streambed. <sup>2</sup>	\$1,340
<b>CATEGORY II</b>	
For 2,000 square feet to 9,999 square feet of gross floor area for property on slopes of less than 5% or for property not within 100 feet of top of the bank of a streambed	\$4,600 for the first 2,000 sq. ft. plus 36¢ for each additional sq. ft.
<b>Additional charges:</b>	
• For property on slopes of 5% or greater	\$2,675
• For property within 100 feet of top of the bank of a streambed. <sup>2</sup>	\$2,675

*Fees continued on the next page*

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

**PLANNED DEVELOPMENT (PD) ZONING<sup>GP</sup>**

**Non-Residential *continued***

**CATEGORY III**

For 10,000 square feet to 49,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.

**Additional charges:**

- For property on slopes of 5% or greater
- For property within 100 feet of top of the bank of a streambed.<sup>2</sup>

\$7,450 for first 10,000 sq. ft. plus  
23¢ for each additional sq. ft.

\$4,035

\$4,035

**CATEGORY IV**

For 50,000 square feet to 99,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.

**Additional charges:**

- For property on slopes of 5% or greater
- For property within 100 feet of top of the bank of a streambed.<sup>2</sup>

\$16,470 for the first 50,000 sq. ft.  
plus 14¢ for each additional  
sq. ft.

\$4,880

\$4,880

**CATEGORY V**

Over 100,000 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.

**Additional charges:**

- For property on slopes of 5% or greater
- For property within 100 feet of top of the bank of a streambed.<sup>2</sup>

\$23,700 for first 100,000 sq. ft.  
plus 7¢ for each additional sq. ft.

\$6,215

\$6,215

**Application Processing Time Extension<sup>GP</sup>**

Additional 10% of application fee

**Community Meeting<sup>GP</sup>**

\$720 per meeting  
after the 1<sup>st</sup> meeting

**Conversion to Condominium units** – For conversion to residential condominium units

\$9,545 plus  
\$190 per unit

**Hazardous Waste<sup>GP</sup>** – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990.

\$12,000

**Outdoor Areas<sup>GP</sup>** – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. **Outdoor use charge does not apply to any application for amendment to an existing permit.**

50% of the square footage  
charge for the entire site up to  
an additional \$8,290

**Parking Structure Review Fee**

\$18,612

**Supplemental Review Cycle<sup>GP</sup>**

\$1,008

**Zoning Protest by applicant<sup>GP</sup>**

\$2,232

**Zoning Protest by non-applicant<sup>GP</sup>**

\$100

**NOTE:** <sup>1</sup>Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for parking structures, site acreage, building coverage of site building height, and utility requirements.  
<sup>2</sup>Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning, Building and Code Enforcement.

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

<b>PLANNED DEVELOPMENT (PD) ZONING<sup>GP</sup></b>	
<b>Residential</b>	
<b>CATEGORIES</b>	<b>FEES</b>
<b>CATEGORY I</b>	
<b>Existing Use:</b> Up to 10% increase or decrease in use intensity <sup>1</sup> , no significant change in use or in siting of uses and facilities; for property on slopes of less than 5%; for property not within 100 feet of top of the bank of a streambed.	\$4,575
<b>New Use:</b> Up to two (2) dwelling units	\$4,575
<b>Additional charges:</b>	
• For property on slopes of 5% or greater	\$1,884
• For property within 100 feet of top of the bank of a streambed. <sup>2</sup>	\$1,884
<b>CATEGORY II</b>	
For 3 - 25 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	\$4,720 plus \$166 per dwelling unit
<b>Additional charges:</b>	
• For property on slopes of 5% or greater	\$3,545
• For property within 100 feet of top of the bank of a streambed. <sup>2</sup>	\$3,545
<b>CATEGORY III</b>	
For 26 – 100 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	\$6,585 plus \$93 per dwelling unit
<b>Additional charges:</b>	
• For property on slopes of 5% or greater	\$4,445
• For property within 100 feet of top of the bank of a streambed. <sup>2</sup>	\$4,445
<b>CATEGORY IV</b>	
For 101 - 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	\$10,245 plus \$58 per dwelling unit
<b>Additional charges:</b>	
• For property on slopes of 5% or greater	\$6,195
• For property within 100 feet of top of the bank of a streambed. <sup>2</sup>	\$6,195
<b>CATEGORY V</b>	
For more than 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	\$16,310 plus \$48 per dwelling unit
<b>Additional charges:</b>	
• For property on slopes of 5% or greater	\$7,100
• For property within 100 feet of top of the bank of a streambed. <sup>2</sup>	\$7,100
<b>Application Processing Time Extension<sup>GP</sup></b>	Additional 10% of application fee
<b>Community Meeting<sup>GP</sup></b>	\$720 per meeting after the 1 <sup>st</sup> meeting
<b>Conversion to Condominiums<sup>GP</sup></b> –For conversion to residential condominiums	\$9,545 plus \$190 per unit
<b>Mobilehome Conversions<sup>GP</sup></b> Additional Planned Development Permit charge for mobilehome park conversion to another use.	\$3,920
<b>Outdoor Areas<sup>GP</sup></b> – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. <b>Outdoor use charge does not apply to any application for amendment to an existing permit.</b>	50% of the square footage charge for the entire site up to an additional \$8,290

Fees continued on the next page

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

**PLANNED DEVELOPMENT (PD) ZONING<sup>GP</sup>**  
**Residential *continued***

<b>Parking Structure Review Fee</b>	\$18,612
<b>Supplemental Review Cycle<sup>GP</sup></b>	\$1,008
<b>Zoning Protest by applicant<sup>GP</sup></b>	\$2,232
<b>Zoning Protest by non-applicant<sup>GP</sup></b>	\$100

**NOTE:** <sup>1</sup>Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for parking structures site acreage, building coverage of site building height, and utility requirements.  
<sup>2</sup>Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning.

**PRELIMINARY REVIEW**

<ul style="list-style-type: none"> <li>• Focused Preliminary - Existing Single-Family House</li> </ul>	\$72
<ul style="list-style-type: none"> <li>• Focused Preliminary Review</li> </ul>	\$288
<ul style="list-style-type: none"> <li>• Enhanced Preliminary Review</li> </ul>	\$576
<ul style="list-style-type: none"> <li>• Comprehensive Review (Pre-Application) <ul style="list-style-type: none"> <li>○ Planning</li> <li>○ Public Works, referral</li> <li>○ Fire Service fee</li> </ul> </li> </ul>	\$1,368 \$1,150 \$194
<b>Plus Charges for Optional Services:</b> <ul style="list-style-type: none"> <li>• Site Check with Applicant</li> <li>• Meeting with Project Manager</li> <li>• Preliminary Review Checklist</li> <li>• Inter-Departmental Project Meeting</li> <li>• Preliminary Report</li> <li>• Technical Report Review</li> <li>• Additional Meeting with Project Manager</li> </ul>	\$144 \$144 \$72 \$576 \$216 \$288 \$144

**PUBLIC NOTICING – mailing and/or newspaper advertising costs**

<b>Public Noticing</b>	\$164 plus 93¢ per notice over 100
<b>300 ft. Radius Noticing Fee</b> – as required per application instructions	\$114
<b>General Plan Noticing</b> – Fee for noticing General Plan Amendment Applications, 1000-foot radius	\$445 plus 93¢ per notice over 400
<b>Environmental Impact Report</b> Notice of Preparation (up to 5 sheets)	\$800 plus \$1.75 per notice over 100
<b>Newspaper Noticing</b> <ol style="list-style-type: none"> <li>This fee is due at the time of filing an application for all Zoning changes, Tentative Maps, Environmental Impact Report (EIR) and Historic Landmark Designation, Historic District, and Historic Preservation Permits.</li> <li>Per the City Council Public Outreach Policy pertaining to large and controversial projects, this fee is due prior to noticing for a Public Hearing.</li> </ol>	Current advertising rate for newspaper used for noticing
<b>Postcard Noticing</b> – Additional fee for large or controversial projects For projects that meet the City Council Outreach Policy, these fees are due at the time of filing application	\$87 plus 64¢ per notice after the first 100 names on the mailing list

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

<b>Reasonable Accommodation<sup>GP</sup></b>	\$648
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<b>REZONING OR PREZONING<sup>GP</sup></b>	
<b>Other than Planned Development<sup>GP</sup></b>	\$4,835 plus \$1,130 per acre or partial acre
<b>Application Processing Time Extension<sup>GP</sup></b>	Additional 10% of application fee
<b>Community Meeting <sup>GP</sup></b>	\$720 per meeting after 1 <sup>st</sup> meeting
<b>Supplemental Review Cycle<sup>GP</sup></b>	\$1,008

<b>Security Trailer Permit<sup>GP</sup> – 2-year</b>	\$1,645
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<b>Sidewalk Café Permit<sup>GP</sup></b>	\$468
Renewal	\$70

<b>Single Family House Permit*</b>	
Administrative – Historic Category 1 (for houses listed on the Historic Resources Inventory and having a Floor Area Ratio less than or equal to 0.45)	\$304
Administrative --Non-Historic Category 1	\$720
Public Hearing – Director – Historic & Non-Historic Category 2	\$1,836
*see Public Noticing section above and page 4 for Exemption - Electronic	

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

SITE DEVELOPMENT PERMIT <sup>GP</sup>	
CATEGORIES	
Site Development Permit	\$1,645
<b>CATEGORY I</b> a. Site Development Permit and Amendments not involving new construction, improvements, or expansion	\$1,645
<b>CATEGORY II</b> 0 – 1,999 sq. ft. of new construction and for improvements and/or expansion. <sup>3</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater</li> <li>For property within 100 feet of top of the bank of a streambed.</li> </ul>	\$1,640 plus \$1.09 per sq. ft.  \$1,400 \$1,400
<b>CATEGORY III</b> 2,000 – 9,999 sq. ft. of new construction and for improvements and/or expansion. <sup>3</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater</li> <li>For property within 100 feet of top of the bank of a streambed.</li> </ul>	\$3,825 for the first 2,000 sq. ft. plus 49¢ per additional sq. ft.  \$2,800 \$2,800
<b>CATEGORY IV</b> 10,000 – 49,999 sq. ft. of new construction and for improvements and/or expansion. <sup>3</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater</li> <li>For property within 100 feet of top of the bank of a streambed.</li> </ul>	\$7,745 for the first 10,000 sq. ft. plus 26¢ per additional sq. ft.  \$4,200 \$4,200
<b>CATEGORY V</b> 50,000 – 99,999 sq. ft. of new construction and for improvements and/or expansion. <sup>3</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater</li> <li>For property within 100 feet of top of the bank of a streambed.</li> </ul>	\$18,260 for the first 50,000 sq. ft. plus 21¢ per additional sq. ft.  \$5,100 \$5,100
<b>CATEGORY VI</b> 100,000 or more sq. ft. of new construction and for improvements and/or expansion. <sup>3</sup> <b>Additional charges:</b> <ul style="list-style-type: none"> <li>For property on slopes of 5% or greater</li> <li>For property within 100 feet of top of the bank of a streambed.</li> </ul>	\$28,800 for the first 100,000 sq. ft. plus 11¢ per additional sq. ft.  \$6,045 \$6,045
Application Processing Time Extension <sup>GP</sup>	Additional 10% of application fee
Community Meeting <sup>GP</sup>	\$720 per meeting after 1 <sup>st</sup> meeting
<b>Hazardous Waste<sup>GP</sup></b> – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990.	\$11,990
<b>Maximum Floor Area, Number of Stories and Height<sup>GP</sup></b> – Additional charge for height, floor and/or area ratio waivers.	\$2,700 plus \$936 for each floor over 8 floors

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

**SITE DEVELOPMENT PERMIT** *continued*

<b>Outdoor Areas<sup>GP</sup></b> – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) plus 50% of the square footage charge for the entire site area. <b>Outdoor use charge does not apply to any application for amendment to an existing permit.</b>	50% of the square footage charge for the entire site up to an additional \$8,290
<b>Parking Structure Review Fee</b>	\$18,612
<b>Permit Phasing Surcharge<sup>GP</sup></b>	Additional 50% of fee
<b>Supplemental Review Cycle<sup>GP</sup></b>	\$1,008

**NOTE:** <sup>3</sup>Square foot calculation applied to parking structures.

<b>Special Use Permit/Amendment (SUP)<sup>GP</sup></b> SUP Involving no new construction Amendment to a Special Use Permit <sup>GP</sup> involving no new construction SUP/Amendment involving new construction <sup>GP</sup> ( <i>see Site Development Permit on page 17</i> ) Renewal <sup>GP</sup> SUP or Renewal for Church Providing Temporary Shelter for Homeless Persons <sup>GP</sup>	\$1,332 \$972 Site Development Permit Fee plus \$576  \$396 \$36
<b>Additional charges for:</b> <b>Application Processing Time Extension<sup>GP</sup></b>	Additional 10% of application fee
<b>Community Meeting<sup>GP</sup></b>	\$720 per meeting after 1 <sup>st</sup> meeting
<b>Supplemental Review Cycle<sup>GP</sup></b>	\$1,008

<b>Street Renaming<sup>GP</sup></b> 5 or fewer properties 6 or more properties	\$612 \$1,314 plus \$18 per non-applicant property on the street
<b>Community Meeting<sup>GP</sup></b>	\$720 per meeting after 1 <sup>st</sup> meeting

<b>Street Vacation Planning Review Fee<sup>GP</sup></b>	\$432
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**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

<b>TENTATIVE MAPS<sup>GP</sup></b>	
<b>Tentative Map<sup>GP</sup></b> (not Condominium), and Amendments to Vesting Tentative Maps	\$4,176 plus \$54 per lot for first 100 lots plus \$18 per each lot thereafter
<b>Tentative Condominium Map<sup>GP</sup></b> and Amendments to Vesting Condominium Maps	\$4,176 plus \$54 per unit for first 100 units plus \$18 per each unit thereafter
<b>Plus Additional charges for:</b>	
a. Vesting Tentative Maps, Vesting Condominium Maps and Amendments to all Vesting Maps	\$1,026
b. Property on slopes greater than 5%	\$1,026
c. Property within 100 feet of top of the bank of a streambed	\$1,026
<b>Application Processing Time Extension<sup>GP</sup></b>	Additional 10% of application fee
<b>Certificate of Compliance<sup>GP</sup></b>	\$2,304
<b>Community Meeting<sup>GP</sup></b>	\$720 per meeting after 1 <sup>st</sup> meeting
<b>Final Map/Parcel Map Review<sup>GP</sup></b>	\$288
<b>Lot Line Adjustment<sup>GP</sup></b>	\$1,476
<b>Lot Line Correction<sup>GP</sup></b>	\$612
<b>Petition for Release of Covenant of Easement<sup>GP</sup></b>	\$1,872
<b>Reversion of Acreage Petition<sup>GP</sup></b>	\$576
<b>Supplemental Review Cycle<sup>GP</sup></b>	\$1,008
<b>Tentative Map Extensions<sup>GP</sup></b>	\$936

<b>TREE REMOVAL<sup>GP</sup></b>	
<b>Dead Trees<sup>GP</sup></b>	
• Single-Family or Two-Family Lots	\$0
• For Multiple Family, Commercial & Industrial properties	\$304
<b>Live Trees<sup>GP</sup></b>	
• Single-Family, Two-Family Lots or any trees included in a Development Permit (Fee for Tree Removal includes Public Noticing)	\$114
• Stand Alone Application for Multi-Family, Commercial, Industrial (plus Public Noticing on page 15)	\$1,188
• Heritage Tree Surcharge in existing Single-Family Development, Two-Family or included within Development Permit Application or common area of a Single-Family Development (plus Public Noticing on page 15)	\$1,188

<b>Williamson Act<sup>GP</sup></b>	
Application for inclusion in Agricultural Preserve	\$1,908
Cancellation (Application to disestablish, enlarge or diminish size of Agricultural Preserve)	\$9,864
Extension of time for tentative cancellation of expiration date	\$882
Alternate Use Amendment	\$1,062

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

# **PUBLIC WORKS**

## **PLANNING REVIEW FEE SCHEDULE**

### **Effective August 13, 2007**

(These fees are collected for the Department of Public Works at the time of filing for a Planning Application. The Director and staff are not authorized to waive fees. Additional Public Works fees may be required by the Department of Public Works upon further review.)

**Please Note:**

Checks returned for insufficient funds (NSF) may result in a \$39 NSF fee by Treasury.



**PUBLIC WORKS FEES FOR REVIEW OF PLANNING PERMIT APPLICATIONS**

Application Type	Category	Fee
Preliminary Review	Comprehensive Reviews referred to Public Works	<b>\$1,150 per review</b>
Conventional Rezoning / Rezoning (C)	0 to 3 acres 3 to 10 acres 10 acres and Greater	\$125 \$200 \$300
PD Rezoning / Rezoning (PDC)		
<u>Residential</u>	0 to 15 Dwelling Units (DU) 16 to 99 DU 100 DU and Greater	<b>\$1,000 + Complexity*</b> <b>\$1,000 + plus \$15/DU + Complexity*</b> <b>\$2,500 + plus \$7/DU + Complexity*</b>
<u>Non-Residential</u>	0 to 4,999 square feet (SF) 5,000 to 19,999 SF 20,000 to 99,999 SF 100,000 SF and Greater	<b>\$1,000 + Complexity*</b> <b>\$1,000 plus \$0.035/SF + Complexity*</b> <b>\$1,700 plus \$0.016/SF + Complexity*</b> <b>\$3,300 plus \$0.008/SF + Complexity*</b>
PD Permit (PD)		
<u>Residential</u>	No Construction 0 to 15 Dwelling Units (DU) 16 to 99 DU 100 DU and Greater	<b>\$200***</b> <b>\$1,500 + Complexity*</b> <b>\$1,500 + plus \$14/DU + Complexity*</b> <b>\$2,900 + plus \$8/DU + Complexity*</b>
<u>Non-Residential</u>	No Construction 0 to 4,999 square feet (SF) 5,000 to 19,999 SF 20,000 to 99,999 SF 100,000 SF and Greater	<b>\$200***</b> <b>\$1,200 + Complexity*</b> <b>\$1,200 plus \$0.027/SF + Complexity*</b> <b>\$1,740 plus \$0.018/SF + Complexity*</b> <b>\$3,540 plus \$0.013/SF + Complexity*</b>
Site Development Permit (H)		
<u>Residential</u>	No Construction 0 to 15 Dwelling Units (DU) 16 to 99 DU 100 DU and Greater	<b>\$200***</b> <b>\$685 + Complexity*</b> <b>\$590 + plus \$14/DU + Complexity*</b> <b>\$1,200 + plus \$9/DU + Complexity*</b>
<u>Non-Residential</u>	No Construction 0 to 4,999 square feet (SF) 5,000 to 19,999 SF 20,000 to 99,999 SF 100,000 SF and Greater	<b>\$205***</b> <b>\$800 + Complexity*</b> <b>\$800 plus \$0.027/SF + Complexity*</b> <b>\$1,300 plus \$0.014/SF + Complexity*</b> <b>\$2,500 plus \$0.010/SF + Complexity*</b>
Conditional Use Permit (CP)	No Construction 0 to 4,999 square feet (SF) 5,000 to 19,999 SF 20,000 to 99,999 SF 100,000 SF and Greater	<b>\$300***</b> <b>\$795 + Complexity*</b> <b>\$795 plus \$0.035/SF + Complexity*</b> <b>\$1,495 plus \$0.026/SF + Complexity*</b> <b>\$4,095 plus \$0.011/SF + Complexity*</b>

**PW DEVELOPMENT APPLICATION REVIEW FEES**  
(Effective August 13, 2007 – August 16, 2008)

Department of Public Works, Development Services  
200 East Santa Clara Street, San Jose, CA 95113  
<http://www.sanjoseca.gov/publicworks>  
(408) 535-3555

Application Type	Category	Fee
Miscellaneous Permits	(A2, V, AT, etc.)	\$250
Tentative Map (T)	0 to 15 lots 16 to 100 lots Greater than 100 lots	<b>\$925 + Complexity*</b> <b>\$1,500 + Complexity*</b> <b>\$1,500 + \$11/lot + Complexity*</b>
General Plan Amendment (GPA)	0 to 3 acres 3 to 10 acres 10 acres and Greater	\$200 \$300 \$500
Flood Review of Planning Application	All	\$150 per review
Environmental Impact Report	All	\$1,400 per review
Traffic Report**	1 to 99 Peak Hour Trips (PHT) 100 to 199 PHT 200 PHT and Greater	\$700 + \$10/PHT + Complexity** + \$100 DOT Geometrics fee \$1,700 + \$10/PHT + Complexity** + \$300 DOT Geometrics fee \$2,700 + \$10/PHT + Complexity** + \$600 DOT Geometrics fee
NPDES (C.3 Requirements)	<u>Complexity</u>	
For projects <u>not required</u> to submit numeric sizing	All	\$380
For projects <u>required</u> to submit numeric sizing	Low Medium High	\$1,515 \$1,850 \$2,320
Additional Review \$140 per hour (minimum 1/2 hr.)	Low Medium High	\$70 Minimum, \$200 Maximum \$70 Minimum, \$400 Maximum \$70 Minimum, \$600 Maximum

Notes:

*	For these applications, the base fee (initial fee) shall be paid to the Planning Department at the time the development application is filed. Public Works staff shall review the application and determine the overall complexity of the review (low, medium, high) using the complexity table. <ul style="list-style-type: none"> <li>If the application is determined to be <u>low</u> complexity, no additional fee will be due.</li> <li>If the application is determined to be <u>medium</u> complexity, the total fee will be 2 times the base fee (initial fee). The fee due (complexity fee), which equals the initial fee, shall be paid to the Department of Public Works prior to the hearing and approval process.</li> <li>If the application is determined to be <u>high</u> complexity, the total fee will be 3 times the base fee (initial fee). The fee due (complexity fee), which equals 2 times the initial fee, shall be paid to the Department of Public Works prior to the hearing and approval process.</li> </ul>
**	If a Traffic Report is required to support a development application, a separate fee is required. The fee is due upon release of the traffic report workscope. Complexity Fees for Traffic Reports are calculated as follows <ul style="list-style-type: none"> <li>If the Traffic Report is determined to be <u>low</u> complexity, only the base fee is due.</li> <li>If the Traffic Report is determined to be <u>medium</u> complexity, the total fee will be 1.25 times the base fee.</li> <li>If the Traffic Report is determined to be <u>high</u> complexity, the total fee will be 1.5 times the base fee.</li> </ul>
***	Zero square footage construction includes any improvements such as parking lot reconfiguration, façade improvements, interior additions, etc.

# **DEPARTMENT OF TRANSPORTATION (DOT)**

## **GENERAL PLAN AMENDMENT TRANPLAN Model Analysis Fee Schedule and Geometric Plan Review Fee Schedule**

**Effective August 13, 2007**

(These fees are collected for the Department of Transportation.  
The Director and staff are not authorized to waive fees.)

**Please Note:**

Checks returned for insufficient funds (NSF) may result in a \$39 NSF fee by Treasury.



## General Plan Amendment Transportation Model Analysis Fees

These fees are due to the City of San Jose for General Plan Amendments applications for services provided by the Department of Transportation. The fee is due prior to the release of analysis data packet.

<b>Fee Item and Description</b>	<b>Fee</b>
<b>1. Base Fee:</b> The base fee covers the expense of staff effort for initial review of proposals, determination of required levels of traffic impact analysis, data preparation, and inclusion in the cumulative traffic impact analysis.	\$743
<b>2. Model Analysis:</b> The Model Analysis fee applies to a proposed GPA requiring a model traffic impact analyses as determined in initial reviews. This fee includes the execution of TRANPLAN model and evaluations of impact significance.	\$3,595
<b>3. Additional Model Run:</b> This fee applies to a proposed GPA requiring additional model run for alternative land use scenarios as requested by the applicant.	\$1,856
<b>4. EIR Surcharge:</b> The EIR Surcharge fee applies to a proposed GPA requiring an EIR. This fee includes supporting traffic engineering and environmental consultants to prepare technical reports, review of EIR's, and attend public hearings.	\$4,124

## Geometric Plan Review Fee

These fees are for review services provided by the Department of Transportation for Planning applications. The fees shall be paid when the application is filed with the Planning Divisions.

Application Type	Category	Fee
Plan Development Zoning (PDC) <sup>GP</sup>		
Residential	0-15 Dwelling Units	\$100
	16-99 Dwelling Units	\$150
	Greater than 100 Dwelling Units	\$300
Non residential	0-4,999 Square feet (S.F.)	\$100
	5,000-19,999 S.F.	\$100
	20,000-99,999 S.F.	\$200
	Greater that 100,000 S.F.	\$400
Plan Development (PD) <sup>GP</sup>		
Residential	No Construction	\$0
	0-15 Dwelling Units	\$100
	16-99 Dwelling Units	\$100
	Greater than 100 Dwelling Units	\$200
Non residential	No Construction	\$0
	0-4,999 Square feet (S.F.)	\$100
	5,000-19,999 S.F.	\$100
	20,000-99,999 S.F.	\$150
	Greater that 100,000 S.F.	\$300
Site Development Permit <sup>GP</sup>		
Residential	No Construction	\$0
	0-15 Dwelling Units	\$100
	16-99 Dwelling Units	\$150
	Greater than 100 Dwelling Units	\$300
Non residential	No Construction	\$0
	0-4,999 Square feet (S.F.)	\$100
	5,000-19,999 S.F.	\$150
	20,000-99,999 S.F.	\$200
	Greater that 100,000 S.F.	\$400

GP - On applications with a "GP" footnote, an additional fee of one & one-quarter percent (1 ¼%) will be accessed to the total application fee.

# **SAN JOSE FIRE DEPARTMENT**

## **FIRE PREVENTION PLANNING REVIEW FEE SCHEDULE**

**Effective August 13, 2007**

(These fees are collected for Fire Prevention for plan review service at the time of filing a Planning Application. The Director and staff are not authorized to waive fees.)

**Please Note:**

Checks returned for insufficient funds (NSF) may result in a \$39 NSF fee by Treasury.



## Fire Prevention Fees For Review of Planning Applications

These fees are for review services provided by the Fire Department for Planning applications. The fees shall be paid when the application is filed with the Planning Divisions.

Fee Item and Description	Fee
Conditional Use Permit <sup>GP</sup>	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Planned Development Permit/PD Zoning Permit <sup>GP</sup>	\$582.00 Service Fee 3 Hour Rate (3 hour minimum)
Conventional Zoning/Conforming Zoning <sup>GP</sup>	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Site Development Permit <sup>GP</sup>	\$582.00 Service Fee 3 Hour Rate (3 hour minimum)
Preliminary - Comprehensive <sup>GP</sup>	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Development Variance/Exception <sup>GP</sup>	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Annexations <sup>GP</sup>	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Lot Line Adjustment <sup>GP</sup>	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Special Use Permit <sup>GP</sup>	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Tentative Maps <sup>GP</sup>	\$194.00 Service Fee 1 Hour Rate (one hour minimum)

GP - On applications with a "GP" footnote, an additional fee of one & one-quarter percent (1 ¼%) will be assessed to the total application fee.



**PLANNING  
PUBLIC INFORMATION SERVICES  
FEE SCHEDULE  
Effective August 13, 2007**

(Applicability of fees charged in this document shall be determined conclusively by the Director of Planning, Building and Code Enforcement.  
The Director and staff are not authorized to waive fees.)

**Please Note:**

Checks returned for insufficient funds (NSF) may result in a \$39 NSF fee by Treasury.



<b>COPY REQUESTS</b>	
<b>Tape Cassette</b>	\$7.50 per tape
<b>Photocopies</b> <ul style="list-style-type: none"> <li>• For 8 ½" x 11"</li> <li>• For 11" x 17"</li> <li>• For 11" x 17" Z-fold copies</li> </ul>	\$0.20 for each page \$0.25 for each page \$0.33 for each page
<b>Optical image reproduction</b> <ul style="list-style-type: none"> <li>• For 8 ½" x 11"</li> </ul>	\$0.25 each page
<b>Document copies on CD</b>	Document Research Fee plus \$.50 per disk
<b>Microfiche</b>	\$3.50 for first page \$0.25 each additional page
<b>Plans/Drawings</b> Plans larger than 24" x 36" have an additional fee (for one copy only) for San Jose Blueprint Pick-up/Delivery Charge	\$4.50 each page

<b>MAPS</b>	<b>PRICE</b>	<b>POSTAGE</b>	<b>TOTAL</b>
<b>Standard Maps</b>			
City Council District Boundary Maps (Citywide)	\$10.00	\$1.75	\$11.75
City Council District Boundary Maps (Council District)	\$50.00 each	\$1.75	\$51.75
General Plan Land Use/Transportation Diagram (Citywide)	\$10.00	\$1.75	\$11.75
General Plan Land Use/Transportation Diagram (Council District)	\$50.00 each	\$1.75	\$51.75
General Plan Land Use/Transportation Diagram (Grid/Panel)		N/A*	
Zoning Maps (Grid/Panel)		N/A*	
<b>Custom Maps</b>	\$50.00 (minimum)	\$1.75	\$51.75

\* Note: these maps are available at San Jose Blue, 835 W. Julian Street. Please contact San Jose Blue at (408) 295-5770 for current pricing.

<b>PUBLICATIONS LIST</b>	<b>PRICE</b>	<b>POSTAGE</b>	<b>TOTAL</b>
Alviso Master Plan	\$20.00	\$3.00	\$23.00
Commercial Design Guidelines	\$8.00	\$4.00	\$12.00
Communications Hill Specific Plan	\$20.00	\$2.00	\$22.00
Development Activity Highlights Report	\$10.00	\$2.00	\$12.00
Environmental Clearance Ordinances	\$0.00	\$1.50	\$1.50
Evergreen Development Policy	\$1.00	\$1.50	\$2.50
Evergreen Financing Plan	\$2.25	\$2.00	\$4.25
Evergreen Specific Plan	\$7.00	\$4.50	\$11.50
Evergreen Specific Plan (Full Set)	\$12.25	\$9.00	\$21.25
Evergreen Specific Plan Zoning Document	\$2.00	\$4.00	\$6.00
Historic Resources Inventory	\$20.00	\$4.00	\$24.00
Housing Appendix C of SJ 2020 GP	\$5.00	\$3.00	\$8.00
Housing Initiative Final Report	\$5.00	\$3.50	\$8.50
Industrial Design Review Guidelines	\$8.00	\$2.50	\$10.50
Jackson-Taylor Neighborhood Revitalization Plan	\$3.00	\$2.00	\$5.00
Jackson-Taylor Residential Strategy	\$6.00	\$2.00	\$8.00
Jackson-Taylor: Age, Income, Ethnicity and Housing	\$3.00	\$2.00	\$5.00

**More Publications on the next page**

<b>PUBLICATIONS LIST (continued)</b>	<b>PRICE</b>	<b>POSTAGE</b>	<b>TOTAL</b>
Landscape and Irrigation Guidelines	\$6.00	\$2.50	\$8.50
Midtown Specific Plan	\$8.00	\$2.50	\$10.50
Midtown Specific Plan Financing Report	\$20.00	\$4.00	\$24.00
North San Jose Deficiency Plan	\$6.00	\$2.50	\$8.50
North San Jose Deficiency Plan Appendix	\$10.00	\$4.00	\$14.00
Plan for the Past	\$6.00	\$2.75	\$8.75
Residential Design Guidelines	\$10.00	\$3.00	\$13.00
Rincon South Specific Plan	\$12.00	\$2.50	\$14.50
Riparian Corridor Policy Study	\$9.00	\$3.00	\$12.00
Riparian Corridor Policy Study – Resource Inventory	\$4.40	\$0.00	\$4.40
Rock Spring Neighborhood Plan	\$15.00	\$3.25	\$8.25
SJ 2020 Environmental Impact Report	\$40.00	\$3.50	\$43.50
SJ 2020 General Plan	\$25.00	\$5.75	\$30.75
SJ 2020 General Plan Updated Fiscal Impact Analysis – Final	\$8.50	\$4.50	\$13.00
SJ 2020 Housing Appendix	\$5.00	\$3.00	\$8.00
School Site Reuse Plan	\$6.00	\$3.00	\$9.00
Sign Ordinance	\$5.00	\$2.00	\$7.00
Single Family Design Guidelines	\$10.00	\$1.25	\$11.25
St. James Square Historic District Design Guidelines	\$5.00	\$2.00	\$7.00
Stormwater Control Manual	\$5.25	\$2.00	\$7.25
Strong Neighborhoods Initiative (SNI) Plan	\$25.00	\$5.50	\$30.50
Subdivision Ordinance	\$4.25	\$4.00	\$8.25
Tamien Station Area Specific Plan	\$9.00	\$3.00	\$12.00
Tour-River Oaks/North SJ Housing & Select Downtown	\$4.00	\$2.50	\$6.50
University Area Task Force Report	\$4.50	\$3.00	\$7.50
Vacant Land Inventory	\$50.00	\$1.75	\$51.75
Your Old House	\$12.00	\$4.00	\$16.00
Zoning Ordinance	\$20.50	\$5.50	\$26.00

<b>RESEARCH SERVICES</b>	
Minimum Charge	\$72.00 for first ½ hour
<b>VERIFICATIONS<sup>GP</sup></b>	
Alcoholic Beverage Control (ABC) License Verification	\$216 plus \$36 per ¼ hour after first 1.5 hours
Comprehensive Research Letters (CRL)	\$576 plus \$36 per ¼ hour after first 4 hours
Department of Motor Vehicles (DMV) Verification	\$288 plus \$36 per ¼ hour after first 2 hours
Legal Non-Conforming Verification (LNC)	\$792 plus \$36 per ¼ hour after first 5.5 hours
Massage Letter	\$216 plus \$36 per ¼ hour after first 1.5 hours
Reconstruction of Legal Non-Conforming Structures (Burndown Letter)	\$216 plus \$36 per ¼ hour after first 1.5 hours